

CITY OF TALLAHASSEE	
<u>CITY COMMISSION AGENDA ITEM</u>	
ACTION REQUESTED ON:	November 12, 2003
SUBJECT/TITLE:	Introduction of Ordinance #03-O-65—GIBB Village/Oak Ridge Townhouses Voluntary Annexation
TARGET ISSUE:	N/A

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Growth and Environmental Management
Development Review

STATEMENT OF ISSUE

The owner of approximately 11 acres has petitioned the City for annexation of property located on the north side of Ross Road, contiguous to a recent Southern Triangle annexation. The property is zoned MR-1 and is located in the Mixed Use A Future Land Use category. GIBB (Goodwill Industries of the Big Bend) Village and Oak Ridge Townhouses consist of 19 apartment buildings with 100 units.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

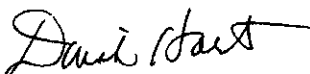
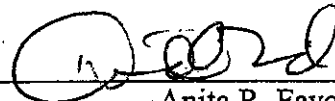
A copy of the proposed annexation was provided to Leon County Board of Commissioners at the time that it was distributed to the City Commission.

RECOMMENDED ACTION

Option 1 – Introduce Voluntary Annexation Ordinance # 03-O-65 GIBB Village/Oak Ridge Townhouses and set public hearing date of December 10, 2003.

Fiscal Impact

In fiscal year 2003, these parcels had a taxable value of \$2,383,022. However, these properties are tax-exempt so no additional tax revenue will be generated.

	
Dinah Hart	Anita R. Favors
Office of the Mayor	for City Manager

For Information, please contact: Dinah Hart, ext. 8209

*ITEM TITLE: Introduction of Ordinance #03-O-65 GIBB Village/Oak Ridge Townhouses
Voluntary Annexation*

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

History/Facts & Issues

The proposed annexation area consists of approximately 11 acres of property within the urban services area. The property consists of 19 apartment buildings with 100 residential units. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan.

STATEMENT OF URBAN SERVICES

I. Introduction

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the Paul Russell Road annexation.

II. Land Use

The area proposed for annexation consists of approximately 11 acres and is located within the Urban Services Area (USA). According to the Planning Department, the property is located in the Mixed Use A land use category on the Future Land Use Map. This property is zoned MR-1 on the Official Zoning Map.

Staff has reviewed the proposed annexation of GIBB Village and Oak Ridge Townhouses that front on the north side of Ross Road (Parcels 41-24-20-052-0000 & 41-24-20-020-0000) and finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for annexation shall be provided by the City Manager to the County Administrator and the Board of County Commissioners at the time it is provided to the City Commission. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

The following is provided as additional information related to this site:

- This property is in the Mixed Use B land use category on the Future Land Use Map.

The Site Specific Zoning on this property is MR-1. The MR-1 district permits multifamily units at a density of between 6 and 16 units per acre. The complexes that are on the site are consistent with these density limitations. Other uses allowed in the MR-1 district include: single family dwellings; townhouses; day care centers; nursing homes; community facilities; and passive and active recreational facilities.

III. Urban Services

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. Fire Station #3 at 3005 South Monroe Street can provide fire and emergency service to this area.
- B. Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. Street Maintenance and Right of Way Service – The City will assume responsibility for maintaining city-owned streets upon annexation.
- D. Traffic Planning and Control – Maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation.
- E. Growth Management – Since these properties are fully developed, staff has no issues regarding this proposed annexation.
- F. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. There will be no immediate cost to the City for installation of street lighting due to this annexation. There are 13 existing lights that will become city street lights when the street becomes a public city street.
- G. Parks and Recreation Services – Parks and Recreation provides the 54 acre Jack McLean Park just down the street on Paul Russell Road. The park currently has picnic facilities, trails, lighted basketball and tennis courts, sand volleyball courts, playground and an open play field. Construction on a 20,000 square foot recreation center and adjacent swimming pool complex (2 pools) has commenced and will be completed fall of 2004. Other facilities include Campbell Pond Park; Jake Gaither Golf Course; Jake Gaither Recreation Center; Walker Ford Community Center; Springsax Baseball and Softball

fields. These facilities should provide adequate services for this annexation with no adverse impact to Parks and Recreation.

- H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. Bus service is provided on Woodville Highway, Ross Road and Shelfer Road, including Saturday, Sunday and nights. Dial-a-Ride is also available. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- I. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- J. Water and Sewer Service – Sewer and water are available and all buildings are connected. No sewer or water improvements are necessary to serve the proposed annexation area.
- K. Gas Service – The City generally provides natural gas to a site when requested and after a feasibility analysis. Gas is available to adjacent properties at this time.
- L. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- M. Solid Waste Service – Commercial garbage service at these locations will continue to be provided by Waste Management until their current contract with the County terminates April 21, 2007. At that time, COT SWS will commence service at both GIBB Village and Oak Ridge Townhouses.

Options

Option 1 – Introduce Voluntary Annexation Ordinance # 03-O-65 GIBB Village/Oak Ridge Townhouses and set public hearing date of December 10, 2003.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

Recommendation

Option 1 – Introduce Voluntary Annexation Ordinance # 03-O-65 GIBB Village/Oak Ridge Townhouses and set public hearing date of December 10, 2003.

ATTACHMENTS/REFERENCES

Attachment 1 – Proposed Ordinance #03-O-65
Attachment 2 – Location Map
Attachment 3 – Voluntary annexation petitions
Attachment 4 – City Attorney's opinion

ORDINANCE NO. 03-O-65

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING CHAPTER SIX OF THE CHARTER OF THE CITY OF TALLAHASSEE, TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF TALLAHASSEE, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PROPERTY BEING SITUATED IN LEON COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, there has been filed with the City of Tallahassee, Florida, a petition containing the names and signatures of all of the property owners in the area described hereinafter requesting annexation into the corporate area of the City of Tallahassee, Florida; and,

WHEREAS, it has been determined that the property described hereinafter is reasonably compact and contiguous to the corporate area of the City of Tallahassee, Florida, and it has further been determined that the annexation of said property will not result in the creation of any pocket or enclave; and,

FURTHER WHEREAS, the City of Tallahassee, Florida, is in a position to provide municipal services to the property described herein, and that the City Commission of the City of Tallahassee, Florida, deems it in the best interest of the City to accept said petition and to annex said property.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA:

Section 1. That the property described below, situated in Leon County, Florida, be and the same is hereby annexed to and made a part of the City of Tallahassee, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, to wit:

GIBB VILLAGE/OAK RIDGE TOWNHOMES/ROSS ROAD

COMMENCE at the intersection of the south boundary of Section 18, Township 1 South, Range 1 East with the westerly right-of-way boundary of the Seaboard Coastline Railroad (now the State of Florida Bicycle Path right-of-way); thence South 20 degrees 50 minutes 28 seconds East, along said westerly right-of-way boundary, a distance of 416.12 feet to the most easterly corner of that parcel described in Official Record Book 536, Page 408 (Tax I.D. 31-19-20-205) of the Public Records of Leon County, Florida; thence South 88 degrees 55 minutes 00 seconds West, along the southerly boundary of said parcel last referenced, a distance of 184.21 feet; thence North 00 degrees 02 minutes 00 seconds East, a distance of 20.50 feet to the southeast corner of that parcel described in Deed Book 72, Page 46 (Tax I.D. 41-24-20-004) of said Public Records; thence South 88 degrees 55 minutes 00 seconds West, along the south boundary of said parcel last referenced, a distance of 440 feet more or less, to an intersection with the east boundary of that parcel described in Official Record Book 246, Page 590 (Tax I.D. 41-24-20-902) of said Public Records; thence, along the east and south boundaries of said parcel as follows: South 00 degrees 02 minutes 00 seconds West, a distance of 1,006.28 feet to the southeast corner of said parcel last referenced; thence West, a distance of 220.00 feet to the northwest corner of that parcel described in Official Record Book 1151, Page 1516 (Tax I.D. 41-24-20-018) of said Public Records, also being the northeast corner of that parcel described in Official Record Book 2272, Page 1621 (Tax I.D. 41-24-20-006) of said Public Records, thence, along the west boundary of said parcel that parcel described in said Official Record Book 1151, Page 1516 (Tax I.D. 41-24-20-018), South 00 degrees 02 minutes 44 seconds West, a distance of 660 feet; thence West, a distance of 234 feet; thence South, a distance of 660 feet to an intersection with the northerly boundary of that parcel described as Parcel 2 in Official Record Book 2272, Page 1619 (Tax I.D. 41-24-20-026); thence, along the northerly boundary of said parcel last referenced, East, a distance of 61 feet, more or less, to the northwest corner of that parcel described in Official Record Book 1328, Page 2368 (Tax I.D. 41-24-20-052) of said Public Records for the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** thence South 89 degrees 45 minutes 45 seconds East, along the northerly boundary of said parcel last referenced, a distance of 393 feet to the northeast corner of said parcel last referenced, also-being the northwest corner of that parcel described in Official Record Book 2080, Page 1438 (Tax I.D. 41-24-20-020) of said Public Records; thence South 89 degrees 45 minutes 36 seconds East, along the northerly boundary of said parcel last referenced, a distance of 444 feet to the northeast corner of said parcel last referenced; thence South 00 degrees 18 minutes 06 seconds West, along the east boundary of said parcel last referenced, a distance of 566.65 feet to the southeast corner of said parcel last referenced, lying on the northerly right-of-way boundary of Ross Road; thence West, along said northerly right-of-way boundary and the southerly boundary of said parcel last referenced as follows: South 89 degrees 56 minutes 11 seconds West, a distance of 92.38 feet; thence North 89 degrees 49 minutes 26 seconds West, a distance of 351.23 feet to the southwest corner of said parcel last referenced, also being the southeast corner of that parcel described in Official Record

Book 1328, Page 2368 (Tax I.D 41-24-20-052) of said Public Records; thence South 89 degrees 58 minutes 54 seconds West, a distance of 393.0 feet to the southwest corner of said parcel last referenced; thence, along the westerly boundary of said parcel last referenced, North 00 degrees 14 minutes 24 seconds East, a distance of 569.18 feet to the POINT OF BEGINNING; Containing 11.00 acres, more or less

Section 2. That upon this ordinance becoming effective, the property owners and any resident on the property described herein shall be entitled to all the rights and privileges and immunities as are from time to time granted to residents and property owners of the City of Tallahassee, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of residence or ownership as may from time to time be determined by the governing authority of the City of Tallahassee, Florida, and the provisions of said Chapter 171, Florida Statutes.

Section 3. If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby revoked.

Section 5. That this ordinance shall become effective immediately upon its passage and adoption.

INTRODUCED in the City Commission on the ____ day of _____, 2003

PASSED the City Commission on the ____ day of _____, 2003

JOHN R. MARKS III, Mayor

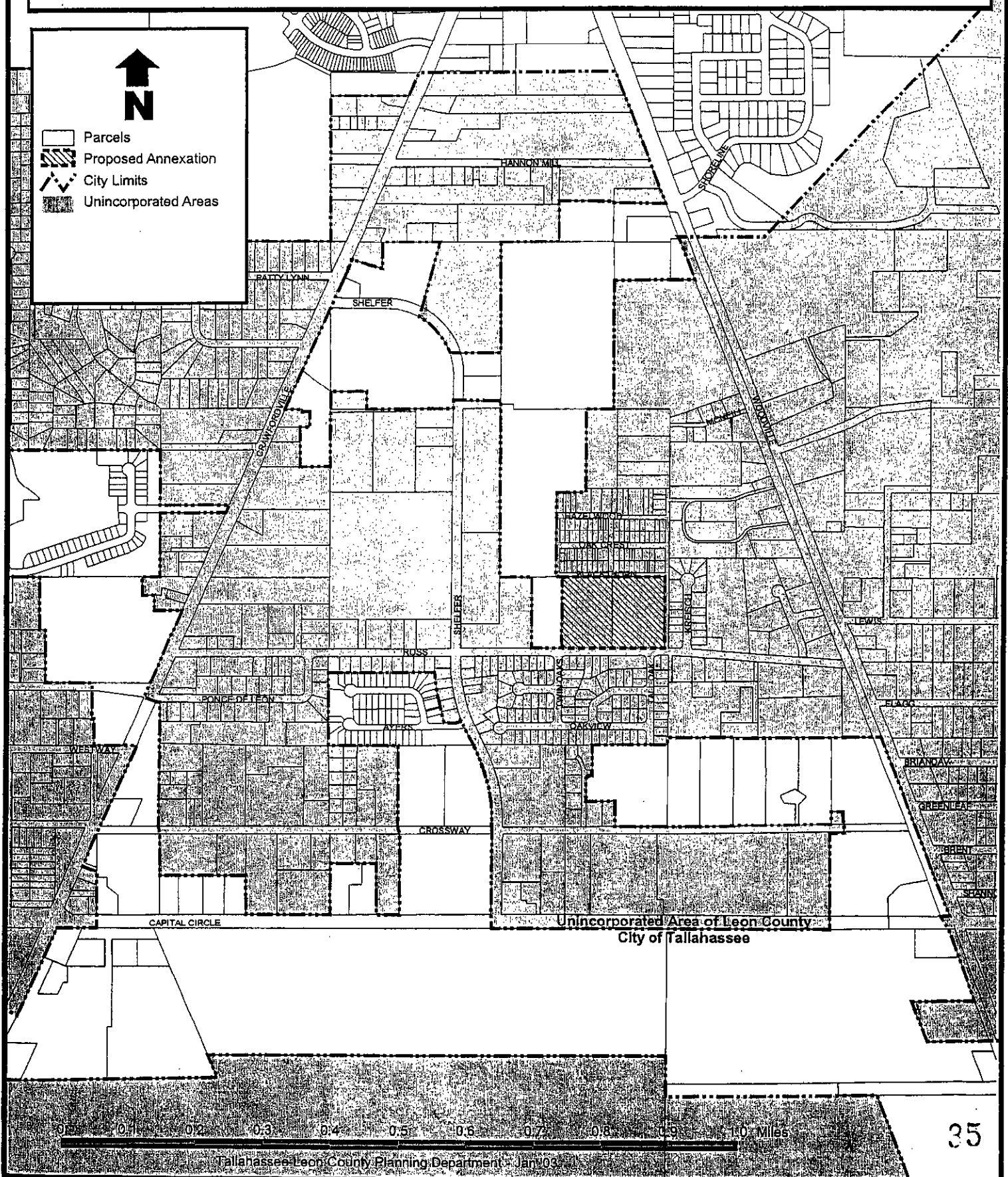
ATTEST:

GARY HERNDON
City Treasurer-Clerk

APPROVED AS TO FORM:

JAMES R. ENGLISH
City Attorney

Southern Triangle Proposed Annexation G1BB/Oak Village Townhomes



PETITION FOR VOLUNTARY ANNEXATION

TO: Tallahassee City Commission

The undersigned owner(s) of the property noted and described on the attached map, does hereby request the annexation of said property by the City of Tallahassee in accordance with Chapter 171, Florida Statutes, which authorizes the petitioning for voluntary annexation. This petition and request shall be binding upon all successor owners of the subject property, including the heirs, assigns, and devisees of the undersigned and shall run with the land to any purchasers of the subject property.

OWNER (S) OF PROPERTY	PROPERTY ADDRESS:	PARCEL ID NO.	ACREAGE
GIBB OAK RIDGE VILLAGE, INC.	274 ROSS ROAD CONTACT ADDRESS: 300 MABRY ST. TALLAHASSEE, FL 32304	4124200- 520000	

[Signature]
WITNESS

Rebecca L. Christmas
WITNESS

[Signature]
WILLIAM M. GRAHAM
SIGNATURE

10/10/00
DATE

WITNESS

WITNESS

SIGNATURE
576-7145

PHONE

DATE

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OFFICE OF
BUDGET AND POLICY

PETITION FOR VOLUNTARY ANNEXATION

TO: Tallahassee City Commission

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OWNER (S) OF PROPERTY	PROPERTY ADDRESS:	PARCEL ID NO.	ACREAGE
OAK RIDGE TOWN - HOUSES, INC.	290 ROSS ROAD CONTACT ADDRESS: 300 MABRY ST. TALLAHASSEE, FL 32304	4124200- 200000	

[Signature]

WITNESS

Rebecca Christmas

WITNESS

[Signature]

SIGNATURE

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DATE

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BUDGET AND POLICY

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OFFICE OF THE CITY ATTORNEY

M E M O R A N D U M

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CITY CLERK

TO: David C. Reid, Director
Department of Management and Administration

FROM: James R. English, City Attorney

DATE: November 5, 2003

SUBJECT: Voluntary Annexation
Gibb Village and Oak Ridge Townhomes/Ross Road

Pursuant to your request, I have reviewed the attached map of the above-referenced area in order to determine if this area meets the geographic requirements for annexation of Florida Statutes, Chapter 171.

After having fully reviewed the appropriate map, I am of the opinion that the area fully qualifies under the statutory requirements of Florida Statutes, Chapter 171.

If I can provide any additional information, please do not hesitate to call.

JRE/pb

attachment